



06-25-01

GP/2131
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PTO/SB/21 (08-00)

Approved for use through 10/31/2002. OMB 0651-0031

U.S. Patent and Trademark Office: U.S. DEPARTMENT OF COMMERCE

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TRANSMITTAL FORM (to be used for all correspondence after initial filing)	Application Number	09/833390
	Filing Date	04/11/01
	First Named Inventor	Triola
	Group Art Unit	2131
	Examiner Name	
Total Number of Pages in This Submission	Attorney Docket Number	CRT044UT

ENCLOSURES (check all that apply)

<input checked="" type="checkbox"/> Fee Transmittal Form <input checked="" type="checkbox"/> Fee Attached <input type="checkbox"/> Amendment / Reply <input type="checkbox"/> After Final <input type="checkbox"/> Affidavits/declaration(s) <input type="checkbox"/> Extension of Time Request <input type="checkbox"/> Express Abandonment Request <input type="checkbox"/> Information Disclosure Statement <input type="checkbox"/> Certified Copy of Priority Document(s) <input type="checkbox"/> Response to Missing Parts/Incomplete Application <input type="checkbox"/> Response to Missing Parts under 37 CFR 1.52 or 1.53	<input type="checkbox"/> Assignment Papers (for an Application) <input type="checkbox"/> Drawing(s) <input type="checkbox"/> Licensing-related Papers <input checked="" type="checkbox"/> Petition <input type="checkbox"/> Petition to Convert to a Provisional Application <input type="checkbox"/> Power of Attorney, Revocation Change of Correspondence Address <input type="checkbox"/> Terminal Disclaimer <input type="checkbox"/> Request for Refund <input type="checkbox"/> CD, Number of CD(s) _____	<input type="checkbox"/> After Allowance Communication to Group <input type="checkbox"/> Appeal Communication to Board of Appeals and Interferences <input type="checkbox"/> Appeal Communication to Group (Appeal Notice, Brief, Reply Brief) <input type="checkbox"/> Proprietary Information <input type="checkbox"/> Status Letter <input checked="" type="checkbox"/> Other Enclosures (please identify below): Exhibit A (2pp.) Exhibit B (2pp.) PTO 1449 + references
RECEIVED JUL 05 2001 Technology Center 2100		
Remarks		

SIGNATURE OF APPLICANT, ATTORNEY, OR AGENT

Firm or Individual name	Office of Eugene H. Valet
Signature	<i>Eugene H. Valet</i>
Date	JUNE 21, 2001

CERTIFICATE OF MAILING

EK880403440US

I hereby certify that this correspondence is being deposited with the United States Postal Service with sufficient postage as first class mail in an envelope addressed to: Commissioner for Patents, Washington, DC 20231 on this date: June 22, 2001

Typed or printed name	Eugene H. Valet		
Signature	<i>Eugene H. Valet</i>	Date	JUNE 21, 2001

Burden Hour Statement: This form is estimated to take 0.2 hours to complete. Time will vary depending upon the needs of the individual case. Any comments on the amount of time you are required to complete this form should be sent to the Chief Information Officer, U.S. Patent and Trademark Office, Washington, DC 20231. DO NOT SEND FEES OR COMPLETED FORMS TO THIS ADDRESS. SEND TO: Assistant Commissioner for Patents, Washington, DC 20231.

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FEE TRANSMITTAL
for FY 2001

Patent fees are subject to annual revision.

TOTAL AMOUNT OF PAYMENT

(\$) 130.00

Complete if Known

Application Number	09/833390
Filing Date	04/11/01
First Named Inventor	Triola
Examiner Name	
Group Art Unit	2131
Attorney Docket No.	CRT044UT

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JUL 05 2001**METHOD OF PAYMENT**

- 1.
- ☐
- The Commissioner is hereby authorized to charge indicated fees and credit any overpayments to:

Deposit
Account
NumberDeposit
Account
Name☐ Charge Any Additional Fee Required
Under 37 CFR 1.16 and 1.17☐ Applicant claims small entity status.
See 37 CFR 1.27

- 2.
- ☒
- Payment Enclosed:

☒ Check ☐ Credit card ☐ Money
Order ☐ Other**FEE CALCULATION****1. BASIC FILING FEE**

Large Entity Fee Code (\$)	Small Entity Fee Code (\$)	Fee Description
101 710	201 355	Utility filing fee
106 320	206 160	Design filing fee
107 490	207 245	Plant filing fee
108 710	208 355	Reissue filing fee
114 150	214 75	Provisional filing fee

Fee Paid

SUBTOTAL (1) (\$)

2. EXTRA CLAIM FEES

Total Claims	Extra Claims	Fee from below	Fee Paid
Independent Claims	-20** =	X	
Multiple Dependent	-3** =	X	

Large Entity Fee Code (\$)	Small Entity Fee Code (\$)	Fee Description
103 18	203 9	Claims in excess of 20
102 80	202 40	Independent claims in excess of 3
104 270	204 135	Multiple dependent claim, if not paid
109 80	209 40	** Reissue independent claims over original patent
110 18	210 9	** Reissue claims in excess of 20 and over original patent

SUBTOTAL (2) (\$)

**or number previously paid, if greater; For Reissues, see above

FEE CALCULATION (continued)**3. ADDITIONAL FEES**

Large Entity Fee Code (\$)	Small Entity Fee Code (\$)	Fee Description	Fee Paid
105 130	205 65	Surcharge - late filing fee or oath	
127 50	227 25	Surcharge - late provisional filing fee or cover sheet	
139 130	139 130	Non-English specification	
147 2,520	147 2,520	For filing a request for <i>ex parte</i> reexamination	
112 920*	112 920*	Requesting publication of SIR prior to Examiner action	
113 1,840*	113 1,840*	Requesting publication of SIR after Examiner action	
115 110	215 55	Extension for reply within first month	
116 390	216 195	Extension for reply within second month	
117 890	217 445	Extension for reply within third month	
118 1,390	218 695	Extension for reply within fourth month	
128 1,890	228 945	Extension for reply within fifth month	
119 310	219 155	Notice of Appeal	
120 310	220 155	Filing a brief in support of an appeal	
121 270	221 135	Request for oral hearing	
138 1,510	138 1,510	Petition to institute a public use proceeding	
140 110	240 55	Petition to revive - unavoidable	
141 1,240	241 620	Petition to revive - unintentional	
142 1,240	242 620	Utility issue fee (or reissue)	
143 440	243 220	Design issue fee	
144 600	244 300	Plant issue fee	
122 130	122 130	Petitions to the Commissioner	
123 50	123 50	Processing fee under 37 CFR 1.17(q)	
126 180	126 180	Submission of Information Disclosure Stmt	
581 40	581 40	Recording each patent assignment per property (times number of properties)	
146 710	246 355	Filing a submission after final rejection (37 CFR § 1.129(a))	
149 710	249 355	For each additional invention to be examined (37 CFR § 1.129(b))	
179 710	279 355	Request for Continued Examination (RCE)	
169 900	169 900	Request for expedited examination of a design application	
Other fee (specify)		PETITION TO MAKE SPECIAL	130.00

*Reduced by Basic Filing Fee Paid

SUBTOTAL (3) (\$) 130.00

SUBMITTED BY

Name (Print/Type) Eugene H. Valet

Registration No.
(Attorney/Agent)

31435

Complete (if applicable)

Telephone 206-933-7438

Signature

Eugene H. Valet

Date

JUNE 21, 2001

WARNING: Information on this form may become public. Credit card information should not be included on this form. Provide credit card information and authorization on PTO-2038.

Burden Hour Statement: This form is estimated to take 0.2 hours to complete. Time will vary depending upon the needs of the individual case. Any comments on the amount of time you are required to complete this form should be sent to the Chief Information Officer, U.S. Patent and Trademark Office, Washington, DC.

I hereby certify that this correspondence is being deposited with the United States Postal Service as Express Mail No. EK880403419US in an envelope addressed to: Assistant Commissioner for Patents, Washington, D.C. 20231.

Date of Deposit: JUNE 22, 2001

Typed Name of Person Mailing Paper or Fee: Eugene H. Valet

Signature: Eugene H. Valet



PATENT APPLICATION
DOCKET NO. CRT044UT

IN THE
UNITED STATES PATENT AND TRADEMARK OFFICE

5 GROUP ART UNIT: 2131

EXAMINER: Unknown

INVENTOR(S): Triola, C.R.

SERIAL NO.: 09/833,390

FILED: 04/11/01

10 SUBJECT: METHOD AND APPARATUS FOR PROCESSING ESCROW
TRANSACTIONS

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PETITION TO MAKE SPECIAL

15 THE ASSISTANT COMMISSIONER FOR PATENTS
WASHINGTON, D.C. 20231

SIR:

This petition is filed under 37 CFR 1.102 requesting advancement of examination.

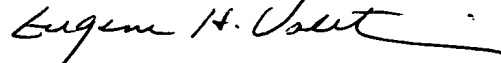
20 On behalf of the inventor, the undersigned attorney-of-record states that (A) applicant believes there is an infringing device or product actually on the market or method in use - Exhibit A hereto provides clear evidence thereof; (B) a rigid comparison of the alleged infringing device, product, or method with the claims of the application has been made by the inventor and in his opinion some of the claims are unquestionably infringed; and (C) a careful and thorough search of the prior art has been made - Exhibit B hereto is a copy of correspondence
25 with the search agent, Government Liaison Services; a PTO 1449 and copies of the references retrieved is filed herewith.

The fee under 37 CFR 1.17(i) is filed herewith.

Questions or suggestions that will advance the case to allowance may be directed to the undersigned by teleconference at the Examiner's convenience.

Date: JUNE 21, 2001

Respectfully submitted for C. Richard Triola



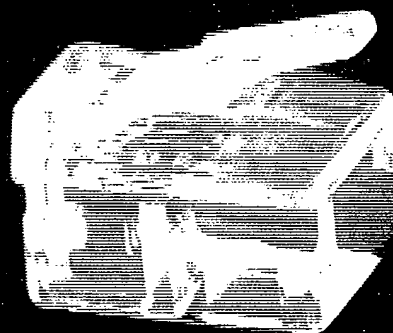
Eugene H. Valet
Attorney Reg. No. 31435
(206) 933-7438

Office of Eugene H. Valet
4742 42nd Ave. SW #3
Seattle WA 98116//

S/N: 09/833390
Confo. #3769
Applicant Docket No.: CRT044UT
Petition to Make Special

The Future is now in your hands...

Open and *Close* A Sale or Refinance Escrow Online!



- At your convenience - 7 days, 24 hrs. a day
- Submit or review your escrow at the office, from your home or in the field (completely accessible with a Palm VII)
- What reports are in? Check the *real-time status* of your escrow as it progresses
- Print your documents when you need them - anytime, anywhere
- Complete privacy assured through the use of a secured Internet link



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For additional information call your local office of Old Republic Title

Old Republic Title Online Registration Form

Company Name: _____

First Name: _____

Last Name: _____

Street Address: _____

City, State and Zip: _____

Realtor _____ Lender _____ Attorney _____ Escrow Company _____

Phone Number: _____ Ext. _____ Fax Number: _____

Email Address: _____

Your ORTC User Name: _____

Your ORTC Password _____

What Browser are they using?: Internet Explorer 4 Internet Explorer 5 Netscape

Do they have Adobe Acrobat Reader?: Yes No

Escrow Officer: _____ Escrow Branch: _____

Do they have open orders with us?: Escrow or title numbers: _____

Sales Person Name _____ Sales Person Number _____

Cell or Mobile Number _____

Notes: _____



Phone 949.376.7058
Fax 949.376.8379

March 15, 2000

Mr. Bob Weir
Government Liaison Services

RE: Application Patent Search

Dear Mr. Weir:

As per our conversation we would like to commence a patent search on the method of business or software for or internet access for the following; Internet Real Estate Escrow service with the following key words -

- * escrow service
- * escrow transaction coordinator
- * escrow coordinator
- * escrow process
- * digital escrow service
- * digital transaction coordinator
- * digital process coordinator
- * real estate escrow instructions
- * real estate escrow service
- * online escrow process
- * online escrow service
- * online real estate escrow service
- * online escrow instructions
- * personal property escrow service
- * business to business escrow service

Please begin your search immediately and if you should need additional information please contact me. Thank you.

Very truly yours,

C. Richard Triola

cc: Eugene H. Valet, Esq.

CRT/gp

EXHIBIT NO. B-10F2

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March 31, 2000

Mr. C. Richard Triola
Eezcrow.com
259 Lower Cliff Dr.
Suite 611
Laguna Beach, CA 92651

Re: Patent Search
ONLINE ESCROW METHOD
Class: 705/1, 4, 35, 37, 38

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Dear Mr. Triola

In accordance with your instructions, we have conducted a preliminary patentability search on the disclosure identified above.

In the judgment of the searchers, the nearest reference material found was: patent numbers 6029149, 6016482, 6012047, 5995947, 5983206, 5991745, 5966699, 5940811, 5930776, 5924082 and 4876648.

Patent searches are conducted in the library of the United States Patent and Trademark Office using public records maintained by them. Where appropriate examiners or other officials are consulted. We assume no responsibility for filing errors or omissions made by Government agencies or abuse of these records by the public.

We warrant that true care is exercised in performing all searches and services, but we do not warrant that the results are complete or without error. Any liability resulting from these search services is limited to a refund of the search fee paid. We are not attorneys and perform no legal services. Our report does not, and is not intended to constitute a legal opinion as to patentability.

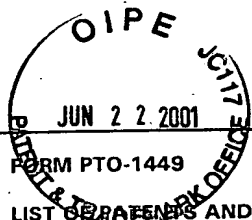
If you have any questions or we can be of further assistance, please do not hesitate to contact me.

Very truly yours,

Robert B. Weir

RBW/bb
Encl.

EXHIBIT NO. B: 2 of 2



FORM PTO-1449

LIST OF PATENTS AND PUBLICATIONS FOR APPLICANT'S INFORMATION DISCLOSURE STATEMENT

(Use several sheets if necessary)

ATTY. DOCKET NO. CRT044UT		SERIAL NO. 09/833390
APPLICANT TRIOLA		
FILING DATE 4/11/01	GROUP 2131	

REFERENCE DESIGNATION U.S. PATENT DOCUMENTS

EXAMINER INITIAL	DOCUMENT NUMBER	DATE	NAME	CLASS	SUB CLASS
F.B.	4876648	Oct. 24, 1989	Lloyd	364	408
	5924082	Jul. 13, 1999	Silverman et al.	705	37
	5930776	Jul. 27, 1999	Dykstra et al.	705	38
	5940811	Aug. 17, 1999	Norris	705	38
	5966699	Oct. 12, 1999	Zandi	705	38
	5983206	Nov. 9, 1999	Oppenheimer	705	38
	5991745	Nov. 23, 1999	Kiritz	705	38
	5995947	Nov. 30, 1999	Fraser et al.	705	38
	6012047	Jan. 4, 2000	Mazonas et al.	705	38
	6016482	Jan. 18, 2000	Molinari et al.	705	35
F.B.	6029149	Feb. 22, 2000	Dykstra et al.	705	38

FOREIGN PATENT DOCUMENTS

	DOCUMENT NUMBER	DATE	NAME	CLASS	SUB CLASS	TRANSLATION	
						YES	NO

OTHER REFERENCES (including Author, Title, Date, Pertinent Pages, etc.)

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JUL 05 2001
Technology Center 2100

EXAMINER <i>Sumner Sork</i>	DATE CONSIDERED 4/23/02
--------------------------------	----------------------------

PATENT COOPERATION TREATY

DGM

From the INTERNATIONAL SEARCHING AUTHORITY

To: KAROLINE A. DELANEY	
KNOBBE, MARTENS, OLSON AND BEAR, LLP	
620 NEWPORT CENTER DRIVE	
16TH FLOOR	
NEWPORT BEACH, CALIFORNIA 92660	
BY: <i>[Signature]</i>	8.31.01
ACTION: <i>Comment Abstract</i>	
DATE DUE: <i>8ep 22, 2001</i>	
FINAL DEADLINE:	
ATTY:	
ATTORNEY VERIFICATION:	
DATE AND FINALITY:	

PCT

NOTIFICATION OF TRANSMITTAL OF THE INTERNATIONAL SEARCH REPORT OR THE DECLARATION

(PCT Rule 44.1)

Applicant's or agent's file reference <i>/EZCROW.001VP</i>	Date of Mailing (day/month/year) 22 AUG 2001
International application No. PCT/US01/13021	International filing date (day/month/year) 20 APRIL 2001
Applicant TRIOLA, C. RICHARD	

1. ☒ The applicant is hereby notified that the international search report has been established and is transmitted herewith.

Filing of amendments and statement under Article 19:
 The applicant is entitled, if he so wishes, to amend the claims of the international application (see Rule 46):

When? The time limit for filing such amendments is normally 2 months from the date of transmittal of the international search report; however, for more details, see the notes on the accompanying sheet.

Where? Directly to the International Bureau of WIPO
 34, chemin des Colombettes
 1211 Geneva 20, Switzerland
 Facsimile No.: (41-22) 740.14.35

For more detailed instructions, see the notes on the accompanying sheet.

2. ☐ The applicant is hereby notified that no international search report will be established and that the declaration under Article 17(2)(a) to that effect is transmitted herewith.

3. ☐ With regard to the protest against payment of (an) additional fee(s) under Rule 40.2, the applicant is notified that:

☐ the protest together with the decision thereon has been transmitted to the International Bureau together with the applicant's request to forward the texts of both the protest and the decision thereon to the designated Offices.
☐ no decision has been made yet on the protest; the applicant will be notified as soon as a decision is made.

4. **Further action(s):** The applicant is reminded of the following:

Shortly after 18 months from the priority date, the international application will be published by the International Bureau. If the applicant wishes to avoid or postpone publication, a notice of withdrawal of the international application, or of the priority claim, must reach the International Bureau as provided in rules 90 bis 1 and 90 bis 3, respectively, before the completion of the technical preparations for international publication.

Within 19 months from the priority date, a demand for international preliminary examination must be filed if the applicant wishes to postpone the entry into the national phase until 30 months from the priority date (in some Offices even later).

Within 20 months from the priority date, the applicant must perform the prescribed acts for entry into the national phase before all designated Offices which have not been elected in the demand or in a later election within 19 months from the priority date or could not be elected because they are not bound by Chapter II.

Name and mailing address of the ISA/US Commissioner of Patents and Trademarks Box PCT Washington, D.C. 20231 Facsimile No. (703) 305-3230	Authorized officer VINCENT MILLIN <i>James R. Matthews</i> Telephone No. (703) 308-1065
---	---

PATENT COOPERATION TREATY

PCT

INTERNATIONAL SEARCH REPORT

(PCT Article 18 and Rules 43 and 44)

Applicant's or agent's file reference EZCROW.001VP	FOR FURTHER ACTION see Notification of Transmittal of International Search Report (Form PCT/ISA/220) as well as, where applicable, item 5 below.	
International application No. PCT/US01/13021	International filing date (day/month/year) 20 APRIL 2001	(Earliest) Priority Date (day/month/year) 20 APRIL 2000
Applicant TRIOLA, C. RICHARD		

This international search report has been prepared by this International Searching Authority and is transmitted to the applicant according to Article 18. A copy is being transmitted to the International Bureau.

This international search report consists of a total of 4 sheets.

☒ It is also accompanied by a copy of each prior art document cited in this report.

1. Basis of the report

- a. With regard to the language, the international search was carried out on the basis of the international application in the language in which it was filed, unless otherwise indicated under this item.
- ☐ the international search was carried out on the basis of a translation of the international application furnished to this Authority (Rule 23.1(b)).
- b. With regard to any nucleotide and/or amino acid sequence disclosed in the international application, the international search was carried out on the basis of the sequence listing:
- ☐ contained in the international application in written form.
- ☐ filed together with the international application in computer readable form.
- ☐ furnished subsequently to this Authority in written form.
- ☐ furnished subsequently to this Authority in computer readable form.
- ☐ the statement that the subsequently furnished written sequence listing does not go beyond the disclosure in the
- ☐ the statement that the information recorded in computer readable form is identical to the written sequence listing has been furnished.
2. ☐ Certain claims were found unsearchable (See Box I).
3. ☐ Unity of invention is lacking (See Box II).
4. With regard to the title,
- ☒ the text is approved as submitted by the applicant.
- ☐ the text has been established by this Authority to read as follows:
5. With regard to the abstract,
- ☐ the text is approved as submitted by the applicant.
- ☒ the text has been established, according to Rule 38.2(b), by this Authority as it appears in Box III. The applicant may, within one month from the date of mailing of this international search report, submit comments to this Authority.
6. The figure of the drawings to be published with the abstract is Figure No. _____
- ☐ as suggested by the applicant.
- ☐ because the applicant failed to suggest a figure.
- ☐ because this figure better characterizes the invention.
- ☒ None of the figures.

Box III TEXT OF THE ABSTRACT (Continuation of item 5 of the first sheet)

An apparatus(see Figs 1A/1B/1C) and a method implement, manage, and track online digital transactions via an escrow, including opening, servicing, real-time or near realtime status of the broker, title company, lender, vendor, buyer and seller and closing of an escrow via a medium such as the Internet(210). Multiple access methods are employed. The present invention provides computerization and internet type process implementation for escrow processes including, but not limited to, digital transactions coordination, digital status coordinators, escrow transactions,online digital signitures, video signiture authentication, wireless transmission of escrow transactions, voice digital instruction, set-top/Web TV digital escrow transmission. The system includes data,application, and servers along with supporting LAN or WAN-based application to perform escrow services.

INTERNATIONAL SEARCH REPORT

International application No.

PCT/US01/13021

A. CLASSIFICATION OF SUBJECT MATTER

IPC(7) : G 06F 17/60

US CL : 705/35

According to International Patent Classification (IPC) or to both national classification and IPC

B. FIELDS SEARCHED

Minimum documentation searched (classification system followed by classification symbols)

U.S. : 705/35

Documentation searched other than minimum documentation to the extent that such documents are included in the fields searched

Electronic data base consulted during the international search (name of data base and, where practicable, search terms used)

EAST

C. DOCUMENTS CONSIDERED TO BE RELEVANT

Category*	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
Y	US 5,644,726 A (OPPENHEIMER et. al.) 01 JULY 1997, Abstract; Fig 2B; Fig 2C/43; Fig 3; col 4 lines 10-28; col 2 line 61-col 3 line 63; col 5 lines 27-41; col 6 lines 40-67; col 7 lines 1-37; col 9 lines 6-36; col 10 lines 25-47; col 8 lines 3-37; Tables 1/2/3; col 13(db); Table 3/9	1-20
Y	US 5,983, 206 A (OPPENHEIMER et. al) 09 NOVEMBER 1999, Abstract; Fig 2C/43; Tables 1/2/3; col 7 lines 11-26; col 8 lines 56-64; col 8 lines 11-31; col 9 line 59-col 10 line 56; Fig 1/2/3; col 13(db); col 5 lines 36-50; col 4 lines 20-51; col 3 line 26-col 4 line 17	1-20

☒ Further documents are listed in the continuation of Box C. ☐ See patent family annex.

* Special categories of cited documents:	"T" later document published after the international filing date or priority date and not in conflict with the application but cited to understand the principle or theory underlying the invention
"A" document defining the general state of the art which is not considered to be of particular relevance	"X" document of particular relevance; the claimed invention cannot be considered novel or cannot be considered to involve an inventive step when the document is taken alone
"E" earlier document published on or after the international filing date	"Y" document of particular relevance; the claimed invention cannot be considered to involve an inventive step when the document is combined with one or more other such documents, such combination being obvious to a person skilled in the art
"L" document which may throw doubts on priority claim(s) or which is cited to establish the publication date of another citation or other special reason (as specified)	"&" document member of the same patent family
"O" document referring to an oral disclosure, use, exhibition or other means	
"P" document published prior to the international filing date but later than the priority date claimed	

Date of the actual completion of the international search

09 JULY 2001

Date of mailing of the international search report

22 AUG 2001

Name and mailing address of the ISA/US
Commissioner of Patents and Trademarks
Box PCT
Washington, D.C. 20231

Facsimile No. (703) 305-3230

Authorized officer

VINCENT MILLIN

Telephone No. (703) 308-1065

INTERNATIONAL SEARCH REPORT

International application No.
PCT/US01/13021

C (Continuation). DOCUMENTS CONSIDERED TO BE RELEVANT

Category*	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
Y	US 5,745,706 A (WOLFBERG et al) 28 APRIL 1998, Fig 1/107/170/161/160/168/169/100/104/103/102/106/109; col 2 lines 6-31; col 4 lines 1-40; col 10 line 33-col 11 line 39; col 12 lines 54-59	1-20